

PB# 84-29

Leslie Nannini

52-1-34

- *Leske* *Kannini sub 84-29*

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

5833

Received of

(Clear Greaves) June 26 19 84
Leslie Nannini \$ *25⁰⁰/₁₀₀*

DOLLARS

For

Twenty Five and ⁰⁰/₁₀₀
Subdivision Application 84-29

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Check #289</i>		

By

Pauline G. Townsend
Town Clerk

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

5937

Received of

August 20 19 84
Leslie Nannini \$ *75⁰⁰/₁₀₀*

DOLLARS

For

Seventy Five and ⁰⁰/₁₀₀
Balance Subd. Fee 84-29

DISTRIBUTION

FUND	CODE	AMOUNT
<i>75.00</i>	<i>check</i>	
<i># 377</i>		

By

Pauline G. Townsend
Town Clerk

Title

approved 8/8/84
fee paid 8/20/84
map signed 8/20/84 sh.
given to Town clerk's office
8/31/84 ph -

Leslie Hannum Survey 29

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924
Tel. (914) 294-5151

MARION S. MURPHY
County Clerk

ALBERT P. PACIONE, SR.
Deputy County Clerk

Date: October 10, 1984

CHAIRMAN OF THE PLANNING BOARD

~~CITY/Town~~ ~~of New Windsor~~

Dear Mr. Henry J. Reynolds:

In compliance with the Town Planning Law, this is to notify you
the the Plan of Subdivision for Leslie Nannini

~~CITY/Town~~ ~~of New Windsor~~ dated 06/21/84 and
approved by Henry Schieble on 08/20/84 and filed with us
on 09/28/84 as Map number 6739.

With kindest regards, I am

MARION S. MURPHY
County Clerk

By: Shirley B. Hadden
Acting Deputy County Clerk



ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

84-29

13 February 1985

Orange County Tax Map Dept.
County Office Bldg.
124 Main Street
Goshen, N.Y. 10924

Subject: Nannini Subdivision Map # 6739; Town of New Windsor
Section 52, Block 1, Lots 64.1, 64.2 and 64.3

Gentlemen:

We recieved notification today from the Town of New Windsor Assessor's Office of your "Notice of Tax Map Revision" dated 10 October 1984. As stated, the lot areas indeed do not contain the lands within the limits of the private road. This is due to the Planning Board's request that all lot areas be exclusive of the roadways.

Please note that the subdivision map (note 10) states the areas are exclusive of roadways. Therefore, if complaints are received from the lot owners concerning the difference in areas, they can be referred directly to the subdivision map.

If you should have any questions concerning any of our maps, please do not hesitate to contact this office.

Very truly yours,

Elias D. Grevas, L.S.

cc: Town of New Windsor Assessor's Office
Town of New Windsor Planning Board

Received 8/20/84 [Signature]

ELIAS D. GREVAS, L.S.
45 QUASSAICK AVE.
NEW WINDSOR, NY 12550

378

20 Aug 1984

50-177 11
219

PAY TO THE ORDER OF Town of New Windsor \$ 500.⁰⁰/₁₀₀
Five hundred and ⁰⁰/₁₀₀ DOLLARS

— MAIN OFFICE —
CTC The Columbus Trust Company
NEWBURGH, N. Y. 12550

MEMO Nannini - Recreation Fees

[Signature]

⑆021901777⑆ ⑈101 58095⑈ 0378

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 6/23/84
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid \$15.00

84-29

final meeting 6/27/84
Review

APPLICATION FOR SUBDIVISION APPROVAL

Date: 21 June 1984

1. Name of subdivision Leslie Nannini-Minor Subdivision
2. Name of applicant Leslie Nannini (Contr. Vendee) Phone (914) 534-8362
Address 262 Angola Road, Cornwall, N.Y. 12518
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Ted Buhl Phone (914) 534-8770
Address 1 Cornwall Ave. Cornwall N.Y. 12518
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas L.S. Phone (914) 562-8667
Address 33 Quassaick Ave. New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the South side of Bull Road
(Street)
500± feet East of Carpenter Road
(direction)
7. Total Acreage 5.33 Zone R-1 Number of Lots 3
8. Tax map designation: Section P/O 52, Blk 1 Lot(s) 34 (Lot 5, Subdivision Map # 6456)
9. Has this property, or any portion of the property, previously been subdivided yes.
If yes, when Dec. 1983; by whom Ted Buhl
10. Has the Zoning Board of Appeals granted any variance concerning this property _____.
If yes, list case No. and Name _____

final approval 8/8/84 sh

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Leslie Nannini, hereby depose and say that all the above state ments and the statements contained in the papers submitted herewith are true.

Leslie Nannini

Mailing Address 262 Angola Road
Cornwall, N.Y. 12518

SWORN to before me this

2nd day of June, 1984

Ruth J. Eaton
NOTARY PUBLIC

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1987
Reg. No. 4673512

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the ~~Site Approval~~ _____
Subdivision _____ as submitted by
ELIAS GREVAS for the ~~building or~~ subdivision
of LESLIE NANNINI has been reviewed
by me and is approved X disapproved _____

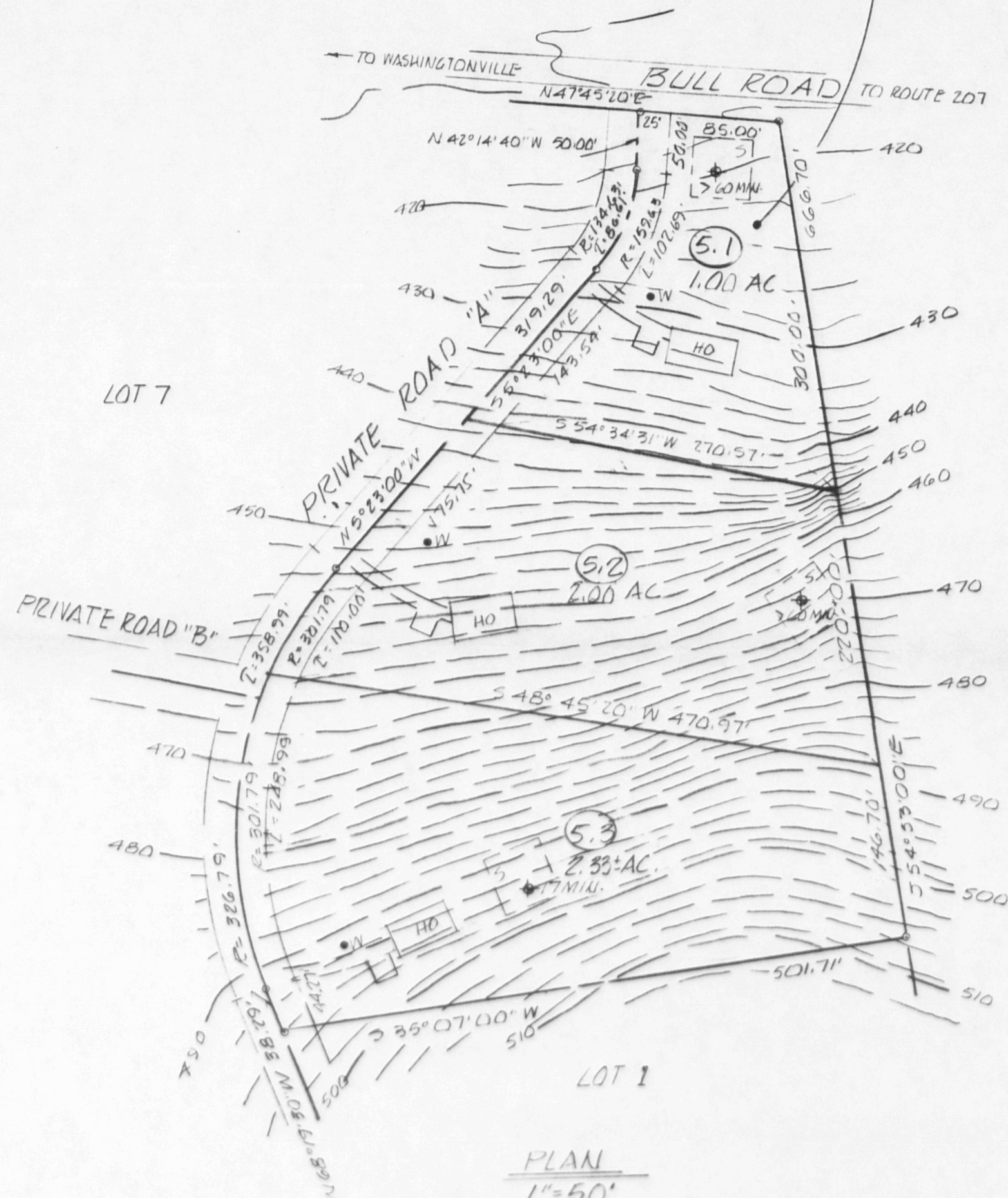
If disapproved, please list reason.

Paul V. Cuomo
PAUL V. CUOMO, P.E.

July 11, 1984
Date

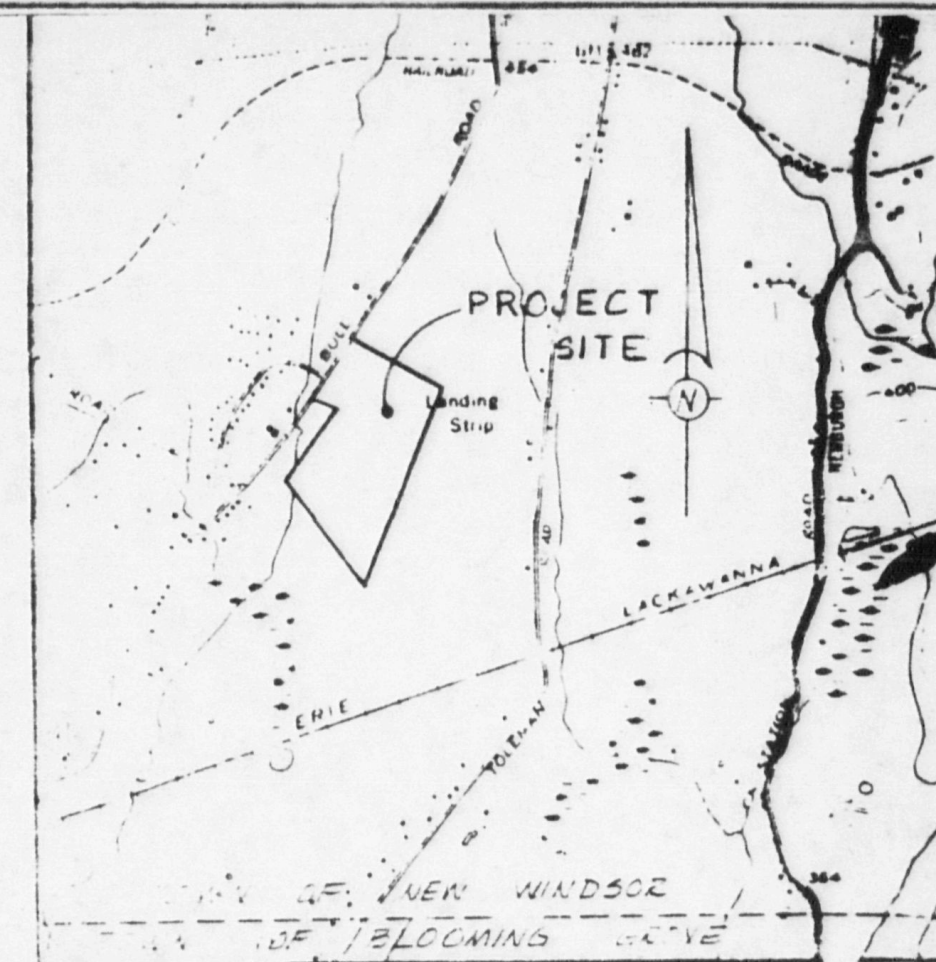
SUBDIVISION

SPECIAL NOTE
THE DRIVEWAY FOR LOT 5.1 MUST ENTER THE PRIVATE ROAD AND NOT BULL ROAD.



LEGEND

- HO. PROPOSED (POSSIBLE) HOUSE LOCATION
- 17MMI PROPOSED SAN. SYSTEM WITH PERCOLATION TEST LOCATION & RATE *
- W PROPOSED WELL
- * PERCOLATION TESTS CONDUCTED 11 JULY 1984.
- NOTE: TESTS ON LOTS 5.1 & 5.2 WERE IN EXCESS OF 40 MIN. SPECIAL SYSTEM DESIGNS ARE REQUIRED AT THE LOCATIONS TESTED.
- PROPOSED DRIVE & TURNAROUND



PROJECT LOCATION MAP
SCALE: 1" = 2000' ±

NOTES

- Being a re-subdivision of Lot 5, on a map entitled "Subdivision for Ted Buhl Bull Road, Subdivision Plan", said map having been filed in the Orange County Clerk's Office as Map No. 6456
- This subdivision conforms to the Preliminary Plan approved by the Town of New Windsor Planning Board on 14 December 1983.
- Boundary & Topographic data is from the above-referenced Filed Map No. 6456.
- Property Area: 5.33 + Acres
- Property Zone: R-1
- Total No. Lots: 3
- Subdivider: Leslie Nannini, 262 Angola Road, Cornwall, N.Y. 12518
- Buyer(s) of all Lots shown shall own and maintain the Private Roads shown hereon by means of a Maintenance Agreement made a part of each deed of sale for the lots. Such Maintenance Agreement shall be filed in the Orange County Clerk's Office.
- If, at any time, all of the lot owners wish to petition the Town of New Windsor to accept the roadways shown, the roadways must be improved to the Town's Standards for Rural Roads in effect at the time of petition.
- All lot areas shown are exclusive of the rights-of-way for roadways.
- The roadway is to be constructed to serve any lot for which a Building Permit is requested prior to the issuance of said Permit. The Town Engineer shall determine if the roadway is constructed in accordance with approved plans, prior to the issuance of such Building Permit.
- No parking is to be permitted of the westerly side of Road A or the northerly side of Road B. The developer shall place signs to that effect along the roads.

Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 8-20-84
BY HENRY F. SCHEIBLE
SECRETARY



			ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: LESLIE NANNINI TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Revision	Date	Description	Drawn	Checked	MINOR SUBDIVISION	
1	11 JULY 1984	REVISED TO FINAL				
2	AUG. 84	REV. NOTE B, ADDED DRIVES, SPECIAL NOTE				
			Scale: 1" = 100' Date: 21 JUN 1984 Job No: 84-147			